

669 LAMBEAU Link, Airdrie T4A3R1

List Price: **\$599,900** MLS®#: A2174259 Area: Lanark Listing 10/26/24

Status: Active **Airdrie** None Association: Fort McMurray County: Change:

Date:



General Information

Prop Type: Sub Type: **Detached**

City/Town: Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape: Residential

Airdrie Finished Floor Area Abv Saft:

Low Sqft:

2,758 sqft Ttl Sqft:

> <u>Parking</u> Ttl Park:

DOM

<u>Layout</u>

3 (3)

2

2.5 (2 1)

2 Storey

Beds:

Baths:

Style:

1,545

1,545

56

Garage Sz:

Access:

Lot Feat: Back Lane, Interior Lot, Other, Rectangular Lot, See Remarks, Zero Lot Line Park Feat:

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air

Sewer:

Ext Feat: Other Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Tile, Vinyl Plank

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Int Feat: Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance

Utilities:

Room Information

<u>Room</u> Level Level **Dimensions Dimensions** Room **Bedroom - Primary** 12`6" x 12`6" 3pc Ensuite bath 9'0" x 5'0" Upper Upper Bedroom Upper 10'0" x 9'0" Bedroom Upper 10`0" x 9`3" 4pc Bathroom Upper 5`0" x 7`4" Den Main 8'4" x 8'8" **Dining Room** Main 10`6" x 11`5" **Living Room** Main 12`6" x 12`8"

Kitchen	Main	10`0" x 9`3"	2pc Bathroom	Main	5`0" x 5`0"
	Legal/Tax/Financial				

Title: Zoning: Fee Simple R1-L0

Legal Desc: **2311882**

Remarks

Pub Rmks:

This custom McKee "built green" home in the new community of Lanark Landing is exactly what you've been looking for! A spacious 3-bedroom home featuring an open floorplan, a main floor den/office, and close to schools and parks is a dream family home. The kitchen features upgraded cabinetry with pot drawers, quartz countertops, stainless steel appliances, and a large pantry. Luxury vinyl plank throughout the main floor, large windows for lots of natural light and designer detailing adds to the charm! Upstairs, the owner's suite includes a walk-in closet and ensuite along with two additional bedrooms, a full bathroom, and laundry room. This home is close to schools, playgrounds, Pump Park, hockey rink and more! There's so much included in this brand new home!

Inclusions: NA

Property Listed By: Manor Real Estate Ltd.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











